



BEAUTIFUL COUNTRY HOME WITH EXTENSIVE COURTYARD OF TRADITIONAL BUILDINGS IN AN ACCESSIBLE LOCATION WITHIN THE NORTH YORK MOORS NATIONAL PARK, 1.28 ACRES IN ALL

BIGGIN HOUSE, GUISBOROUGH ROAD, UGTHORPE, WHITBY, YO21 2BE





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UGTHORPE, WHITBY, YO21 2BE

Situation

Biggin House lies in the open countryside between the pretty villages of Ugthorpe, Egton and Lealholm, where there are pubs, village shops, post office and primary schools in the heart of the North York Moors National Park.

The property is only 4.5 miles from Lealholm train station on the Esk Valley line running between Whitby and Middlesbrough. The A171 and A169 give access to Teesside, Scarborough, Malton and York via the A64. The historic port of Whitby is less than 9 miles to the east, with the popular coastal beach of Sandsend similarly only 9 miles away.

Description

Biggin House is a wonderful detached property with an extensive courtyard of buildings along with a small grass paddock. The property is constructed of sandstone with a blue slate and pantile roof. Internally the accommodation is up to date and modern, but does incorporate many traditional features. The property would benefit from some redecoration and cosmetic improvements. In all Biggin House extends to about 2,000 sq ft of internal floor area.

The ground floor accommodation includes a porch/entrance hall, large kitchen dining room with a range of fitted units, boot room/utility/boiler room, WC with sink, study, living room and sitting room with patio doors to a small flagged area to the rear of the property.

The first floor is arranged around a large landing area with four double bedrooms (one with en-suite shower room complete with WC and sink), there is a further large family bathroom with sink and WC.





The property has oil fired central heating with a mix of single and double glazed windows. The accommodation is arranged in such a way to maximise space, together with large windows provides for a very light property.

Outside

Biggin House is approached by a single track public highway which leads to a number of properties with Biggin House and the adjacent farm being at the end of the lane. A small garden encompasses the southern elevation of the property and to the north is a lawned garden with small patio bound by a stone wall and hedge.

Traditional buildings

To the east of the property is an extensive range of stone built traditional farm buildings, stables and stores which total over 3,000 sq ft. Part of this is double height with some mezzanines.

The buildings incorporate some wonderful original features and details. To the north of this courtyard is a stone built Dutch barn and lean-to.

Planning Consent

The courtyard range of traditional buildings and Dutch barn benefit from planning consent for a change of use from outbuildings to provide for holiday and ramblers', accommodation comprising one single bedroom self-contained holiday apartment, two 3-bedroom and one 2-bedroom units together with two ramblers cottages, with a laundry and drying room, plus a games room, ancillary store and covered parking area (planning reference NYM/2020/0275/FL).





There is obvious potential at the property for leisure and holiday development, in what is such a beautiful setting in the heart of North York Moors National Park yet close to the coast. This could provide diversified additional income to the property.

Land

A small area of grassland is included surrounding the property, which falls away to a small pond area. The land is ideal for hobby, equine or amenity purposes and could be run in connection with the property or any leisure use developed thereof. This land adds an extra dimension to the enjoyment of the property and could be utilised in relation to any other activities (subject to the necessary consents).

Rights of Way, Easements and Wayleaves

The property is sold subject to, and with the benefit of all existing wayleaves, easements and rights of way, public and private whether specifically mentioned or not.

Services

Mains electricity and water, with private drainage. The private drainage system is understood to be located within the garden area included in the sale. Any necessary rights for drainage system over retained land will be granted to the purchaser.

Local Authority

Scarborough Borough Council, Town Hall, St Nicholas Street, Scarborough, North Yorkshire, YO11 2HG

Planning Authority

North York Moors National Park Authority, The Old Vicarage, Bondgate, Helmsley, York, YO62 5BP

Sales Conditions

Plans for future external alterations or extensions of the property will require approval from the vendors.

Subsidies and Grants

The land is not registered for any farm subsidy or stewardship schemes.

Sporting Rights

The sporting rights are included in the sale, insofar as they are owned.

Mineral Rights

The mineral rights are reserved from the sale.

Tenure

The freehold of the property is offered for sale with vacant possession.

Council Tax

Band F

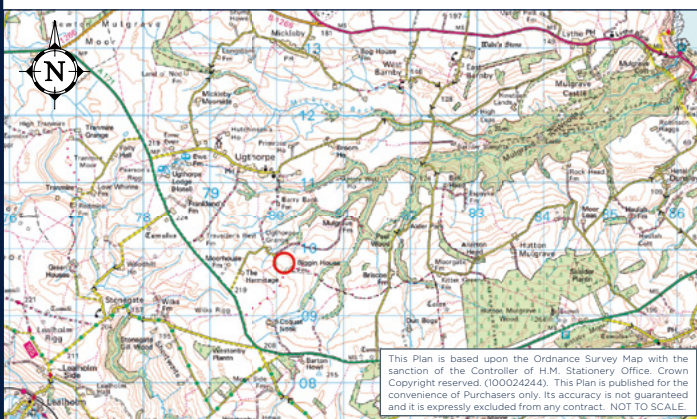
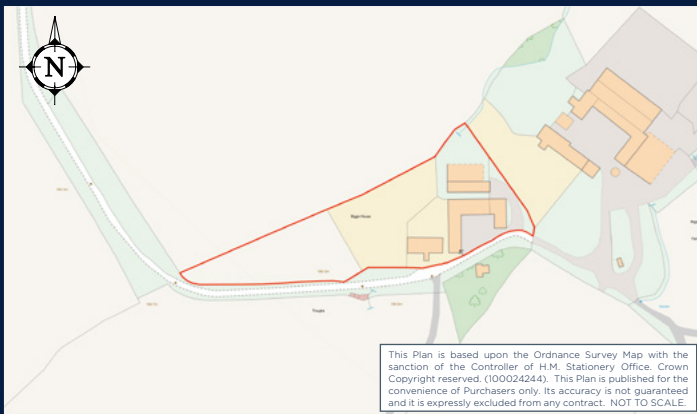
Energy Performance Certificate

EPC F

VAT

VAT is payable in addition to the purchase price on the non residential element of the property, being the agricultural land and buildings. An apportionment of the price agreed will be made by Savills. For the avoidance of doubt, Stamp Duty Land Tax is payable on the total price of the property including VAT.





Method of Sale

Biggin House is offered for sale by private treaty as a whole. All perspective purchasers are encouraged to register their interest with Savills.

Nearest Postcode

YO21 2BE (please be aware this postcode covers a number of properties, therefore refer to the location plan in the brochure when navigating to the property).

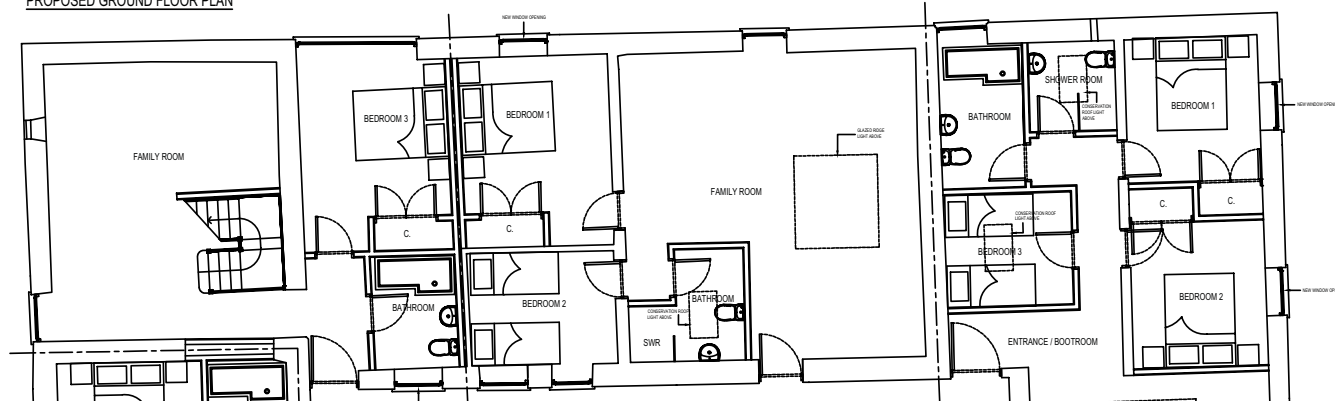
Viewing

Strictly by appointment through the sole selling agents Savills York 01904 617800.

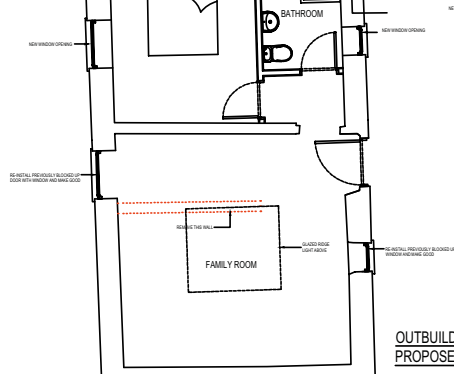
Health and Safety

Given the potential hazards we would ask you to be as vigilant as possible when inspecting the property for your own personal safety.

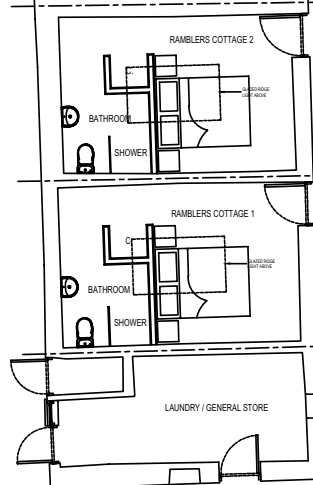
**OUTBUILDING (ANNEX THREE - 3 BED)
PROPOSED GROUND FLOOR PLAN**



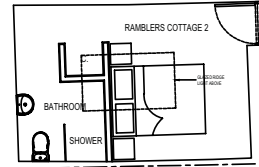
**OUTBUILDING (ANNEX TWO - 2 BED)
PROPOSED FLOOR PLAN**



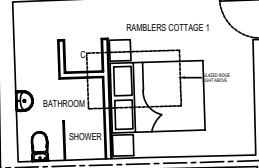
**OUTBUILDING (ANNEX FOUR - 1 BED)
PROPOSED FLOOR PLAN**



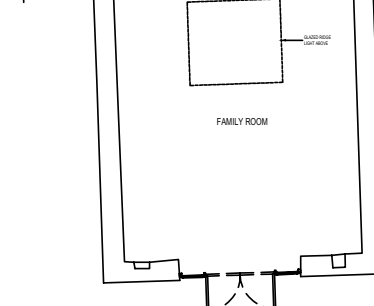
**OUTBUILDING (RAMBLERS COTTAGE 2)
PROPOSED FLOOR PLAN**



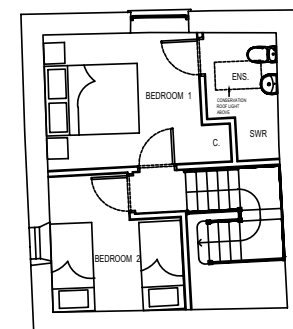
**OUTBUILDING (RAMBLERS COTTAGE 1)
PROPOSED FLOOR PLAN**



**OUTBUILDING (ANNEX ONE - 3 BED)
PROPOSED FLOOR PLAN**



**OUTBUILDING (ANNEX THREE - 3 BED)
PROPOSED FIRST FLOOR PLAN**



FLOORPLANS

Gross internal area (approx):

Biggin House: 192.71 sq m / 2074.31 sq ft

Outbuilding: 304.34 sq m / 3275.88 sq ft

Agricultural Shed: 130.40 sq m / 1403.61 sq ft

Total: 627.45 sq m / 6753.81 sq ft



First Floor

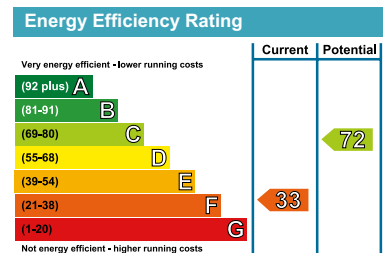


Ground Floor



Outbuilding

Agricultural Shed





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